

**IN THE UNITED STATES BANKRUPTCY COURT
FOR THE DISTRICT OF DELAWARE**

| | | |
|--|---|--------------------------|
| In re: |) | Chapter 11 |
| |) | |
| JOANN INC., <i>et al.</i> ¹ |) | Cases No. 25-10068 (CTG) |
| |) | |
| Debtors. |) | (Jointly Administered) |
| |) | |

AFFIDAVIT OF SERVICE

I, Eladio Perez, depose and say that I am employed by Kroll Restructuring Administration LLC ("**Kroll**"), the claims and noticing agent for the Debtors in the above-captioned chapter 11 cases.

On July 30, 2025, at my direction and under my supervision, employees Kroll caused the following document to be served (1) via Email on the Core/2002 Email Service List attached hereto as Exhibit A, and (2) by the method set forth on the Notice Parties Service List attached hereto as Exhibit B:

- Declaration of Emilio Amendola of A&G Real Estate Partners, in Support of Debtors' Amended First Notice of Assumption and Assignment of Certain Executory Contracts and/or Unexpired Leases [Docket No. 1480]

Dated: August 5, 2025

/s/ Eladio Perez
Eladio Perez

State of New York
County of New York

Subscribed and sworn (or affirmed) to me on August 5, 2025, by Eladio Perez, proved to me on the basis of satisfactory evidence to be the person who executed this affidavit.

/s/ OLEG BITMAN

Notary Public, State of New York
No. 01BI6339574
Qualified in New York County
Commission Expires April 4, 2028

¹ The Debtors in these chapter 11 cases, along with the last four digits of each Debtor's federal tax identification number, are: JOANN Inc. (5540); Needle Holdings LLC (3814); Jo-Ann Stores, LLC (0629); Creative Tech Solutions LLC (6734); Creativebug, LLC (3208); WeaveUp, Inc. (5633); JAS Aviation, LLC (9570); joann.com, LLC (1594); JOANN Ditto Holdings Inc. (9652); Dittopatterns LLC (0452); JOANN Holdings 1, LLC (9030); JOANN Holdings 2, LLC (6408); and Jo-Ann Stores Support Center, Inc. (5027). The Debtors' mailing address is 5555 Darrow Road, Hudson, Ohio 44236.

Exhibit A

Exhibit A

Core/2002 Email Service List
Served via Email

| DESCRIPTION | NAME | NOTICE NAME | EMAIL |
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Exhibit A

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Exhibit B

Exhibit B

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Exhibit B

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| 29939159 | POMPANO MZL LLC | C/O KPR CENTERS LLC (KATZ PROPERTIES RETAIL), 535 FIFTH AVENUE, 12TH FLOOR | NEW YORK | NY | 10017 | | FIRST CLASS MAIL |
| 29939162 | PONTIAC MALL LIMITED PARTNERSHIP | | | | | KIM@GERSHENSONREALTY.COM | EMAIL |
| 29939296 | PROGRESS SQUARE PARTNERS, LP | | | | | DAYNA@ARGOINVEST.COM | EMAIL |
| 29939637 | RAF INVESTMENTS LTD. | | | | | VFOND@FONDPG.COM TNESPECA@FONDPG.COM | EMAIL |
| 29939836 | RAYZOR RANCH MARKETPLACE ASSOCIATES, LLC | | | | | KGIRON@FRPLTD.COM | EMAIL |
| 29939844 | RCG-BRADLEY VII, LLC | C/O RCG VENTURES, LLC, 3060 PEACHTREE RD. NW, SUITE 400 | ATLANTA | GA | 30355 | | FIRST CLASS MAIL |

Exhibit B

Notice Parties Service List
Served as set forth below

| ADR ID | NAME | ADDRESS | CITY | STATE | POSTAL CODE | EMAIL | METHOD OF SERVICE |
|----------|--|--|--------------|-------|-------------|-------------------------------|-------------------|
| 29962414 | REAL SUB, LLC | C/O PUBLIX SUPER MARKETS, INC., P.O. BOX 407 | LAKELAND | FL | 33802-0407 | | FIRST CLASS MAIL |
| 29940151 | REGENCY CENTERS, L.P. | C/O REGENCY CENTERS CORPORATION, ONE INDEPENDENT DRIVE | JACKSONVILLE | FL | 32202-5019 | | FIRST CLASS MAIL |
| 29952758 | RPT NEWNAN LLC | | | | | KLITTLEJOHN@KIMCOREALTY.COM | EMAIL |
| 29943244 | SHELBYVILLE ROAD PLAZA, LLC | | | | | HAGANAR@HAGAN.COM | EMAIL |
| 29943318 | SHERMAN COMMONS, L.P. | | | | | PAULA.GARCIA@CBRE.COM | EMAIL |
| 29943436 | SHOPS AT ST. JOHNS, LLC | | | | | TARA.BOGA@SIMON.COM | EMAIL |
| 29963399 | SMART CIENEGA SPE, LLC | | | | | HANAYA@THEPMACORP.COM | EMAIL |
| 29963466 | SP 35 L.P. | | | | | WAYNE.HELLER@NRDC.COM | EMAIL |
| 29963490 | SPIRIT PROPERTIES, LTD. | | | | | RANDYW@SPIRITHOLDING.COM | EMAIL |
| 29951001 | SPRING CREEK OWNER, LLC | C/O DLC MANAGEMENT CORP., 565 TAXTER RD., SUITE 400 | ELMSFORD | NY | 10523 | | FIRST CLASS MAIL |
| 30354578 | SPROUTS FARMERS MARKET, INC. | 5455 EAST HIGH STREET, SUITE 111 | PHOENIX | AZ | 85054 | | FIRST CLASS MAIL |
| 29963506 | SRK LADY LAKE 21 SPE, LLC | C/O THE BENCHMARK GROUP, 4053 MAPLE ROAD, SUITE 200 | AMHERST | NY | 14226 | | FIRST CLASS MAIL |
| 29944490 | SUBURBAN PLAZA, LLC | | | | | BSTOGNER@SELIGENTERPRISES.COM | EMAIL |
| 29944992 | T MESQUITE MKT WVS TX, LLC | | | | | ZOE@AZTCORPORATION.COM | EMAIL |
| 29944996 | T SOUTHERN TIER PIL NY, LLC, T SOUTHERN TIER NY, LLC AND | | | | | LEASEADMIN@AZTCORPORATION.COM | EMAIL |
| 29945822 | THE WILLIAMS FAMILY TRUST | | | | | FRED@ALLIANCEDEVELOPMENT.BIZ | EMAIL |
| 29946587 | TRI MARSH REALTY LLC | | | | | BO@TRIMARH.COM | EMAIL |
| 29946803 | TXC CAPITAL, LLC | | | | | JSULLIVAN@CRIMSON-CAPITAL.COM | EMAIL |
| 29946921 | U-BLAINE PROPERTIES LLC | | | | | JEFF.ODOM@COLLIERS.COM | EMAIL |
| 29964304 | UNIVERSITY HILLS PLAZA, LLC | | | | | SGOLDAMMER@MILLERRE.COM | EMAIL |
| 29948044 | WIDEWATERS ROSELAND CENTER COMPANY, LLC | | | | | LEGAL@WIDEWATERS.COM | EMAIL |
| 29948229 | WLPX HESPERIA, LLC | | | | | MARIE.BUYER@LEWISMC.COM | EMAIL |